

# **Reminder Strata, Have Your Say Deadline 20.01.21**

If you have any matters you would like to bring to the attention of the NSW Law Society in relation to the NSW Strata Schemes legislation, act now!

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## **Replacing Items of Common Property in Strata**

Does a decision of common property in strata need a special resolution?

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## **Approving Agreements at Strata General Meetings**

Can an owners corporation approve an agreement at a strata general meeting and if yes, does it need to be included in the meeting notice?

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# **Changes to the Strata Building Bond Scheme**

So what are the recently announced changes to the Strata Building Bond and Inspection Scheme?

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## **After 4 Years, Mr Nicholls Gets to Keep his Spa**

The Supreme Court finally gives the green light for a lot owner to keep his outdoor spa and decking installed on an external area of a strata block.

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## **To Vote or Not to Vote – That is the Question?**

Does a strata committee have the power to make decisions on behalf of an owners corporation? Should you save yourself a vote next time?

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# **Repair and Maintenance of Unauthorised Works**

We all know an owners corporation must maintain and repair common property but what happens when an owner alters the common property?

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## **Are House Rules Binding? This will Surprise You!**

What about rules that are made by a strata committee and placed on a notice board? Are they binding?

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## **Lift Refurbishments and Compensation Payouts?**

Can an owners corporation shut down the lifts in its building to refurbish them? If so, do they have to pay compensation to owners and tenants?

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# **Repairs that Alter, Add or Improve Common Property?**

Can the strata committee approve repairs which alter, add to or improve common property without the authority of a special resolution?